PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert & Sandra Hutzler legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 12002 to permit a car yard setback of 25' in lieu of the required 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. An addition to the existing residence to include "Florida Room", Bedroom, and Beth on the first floor and Dressing Room/Bath on the second floor must extend to the rear (North) of the residence and be positioned to a.) provide access from 1st floor half and b.) maintain light and ventilation to existing hitchen.

2. The addition to the North is not visible from the approach to the residence nor can it be seen from any neighborhood residences.

Property is to be posted and advertised as prescribed by Zoning Regulations. I/or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this? tion, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County,

FILING

FOR

CORDERED By The Zoning Commissioner of Baltimore County, this_____16th_____day

of January, 197x80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March 19 x80 at 9:30 o'clock

2. 60 2.111

RE: PETITION FOR VARIANCE N/S of Maple Ave., 145.33' NW of Chelsea St., 9th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

ALBERT HUTZLER, et ux, Petitioners : Case No. 80-170-A

ORDER TO ENTER APPFARANCE

......

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the aforegoing Order was mailed to Louis B. Thalheimer, Esquire, 900 Blaustein Building, One N. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioners.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

Louis B. Thalheimer, Esquire 900 Blaustein Building One North Charles Street Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Albert D. Hutzler, III, et ux

Petitioner's Attorney Thalheimer

Reviewed by: ficholo f. Commodan Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1980

Louis B. Thalheimer, Esquire Nicholas B. Commodari 900 Blaustein Building One North Charles Street Chairman

COUNTY OFFICE BLDG.

MEMBERS

Department of

Bureau of Fire Prevention

Health Department

Building Department

Board of Education

Industrial

Project Planning

State Roads Commissi

Bureau of

111 W. Chesapeake Ave. Towson, Maryland 2120

Baltimore, Maryland 21201

RE: Item No. 110 Petitioner - Albert D. Hutzler, III, Variance Petition

Dear Mr. Thalheimer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> NICHOLAS B. COMMCDARI Zoning Plans Advisory Committee

NBC/sf Enclsoures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

J. Wimbley O-NE Key Sheet 40 NW 6 Pos. Sheet NW 10 B Topo 69 Tax Map

cc: J. Somers

January 16, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #110 (1979-1980) Property Owner: Alvert D. & Sandra A. Hutzler, III N/S Maple Ave. 145.33' N/W Chelsea St. Existing Zoning: DR 2 Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'. Acres: 1.26 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection will the subject item.

Maple Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Development of this property through stripping, grading and stabilization could

Sediment Control:

result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

END: EAM: FWR: ss

There is a public 8-inch water main in Chelsea Street, from which this property is served, by an offsite service connection within Maple Avenue and a private easement through adjacent Lot 12.

Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal facilities.

> Wery truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

District: 9th

Comments on #110, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

Property Owner: Albert D and Sandra A. Hutzler, 111 Location: N/S Maple Avenue 145.33' NW Chelsea St. Existing Zoning: D.R.2 Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'. Acres: 1.26

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment. Proposed lighting must be shown and so arranged as to reflect the light away from residential

Very truly yours,

Planner III Project and Development Planning BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 23, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Acres:

District:

Comments on Item #110, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

> Albert D. & Sandra A. Hutzler, III N/S Maple Ave. 145.33' NW Chelsea St. Existing Zoning: D.R. 2 Proposed Zoning: Variance to permit a rear setback of 25'

The existing dwelling is presently served by metropolitan

in lieu of the required 401. 9th

water and a private sewage disposal system. The sewage disposal system appears to be functioning properly and the proposed addition will not interfere with its location. No health hazards are anticipated. Very truly yours,

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth6

JUL 22 1/30

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health. safety, and general welfare of the community; and, therefore,

Carried Commence of the Commence of the Carried Commence of the Carried Commence of the Commence of the Commence of the Carried Commence of the Carrie

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _______ day of March, 1980, that the herein Petition for Variance to permit a rear yard setback of twenty-five feet in lieu of the required forty feet, for the expressed purpose of constructing an addition to the existing dwelling so as to provide additional living space, in accordance with the site plan dated November 6, 1979 and marked Petitioners' Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

January 23, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Albert D. and Sandra A. Hutzler III N/S Maple Avenue. 145.33' NW Chelsea Street

Gentlemen:

Zoning Agenda: Meeting of 12/11/79

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCHEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550 STEPHEN E. COLLINS DIRECTOR

February 12, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: Numbers 110, 112, 114, 115, and 116.

Very truly yours,

Michael S. Flanigan Engineering Associate II

()

MSF/mjm

March 11, 1980

Louis B. Thalheimer, Esquire 900 Blaustein Building One North Charles Street Baltimore, Maryland 21201

> RE: Petition for Variance N/S of Maple Avenue, 145.33' NW of Chelsea Street - 9th Election District Albert Hutzler, et ux - Petitioner NO. 80-170-A (Item No. 110)

Dear Mr. Thalheimer:

I have this date passed my order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BACIMORE COUNTY, MARY IND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner February 14,1980 John D. Seyffert, Director Office of Planning and Zoning

> Petition for Variance for rear yard setback North title of Maple Avenue, 145.33 feet Northwest of Chelsea Street Petitioner - Albert Hutzler, at ux

Minth District

HEARING: Tuesday, March 4, 1980 (9:30 A.M.)

Petition No. 80-170-A Item 110

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

0

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 26 day of Filing Fee \$ 7, 2

William E. Hammond, Zoning Commissioner Petitioner 4 " / Submitted by

Petitioner's Attorney B F 16 16 Reviewed by Corp

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

	
District	Date of Posting
Posted for: PETITION FOR VAR	AUCE.
Petitioner: ALBERT HUTZLER ET U	Ϋ́
Petitioner: ALBERT HUTZLER ET U Location of property: N/S OF MAPLE AUG	. 145.33 NW OF CHELSEA ST
Location of Signs: TO N/3 OF MAPLE AVE	145 tai- "WOF CHELSED ST.
Location of Signs: DNBOF MAPLE AVE BDIRECTION SIGN AT INTERSECTION	U OF CHELSEA STIT-MAPLE AVE.
Remarks:	
Posted by Thomas h. Roland	Date of return: FeB. 2-8, 1980
Signature	Date of return: 1.5(1) A. J. 1/1

2-516NS

						1					
PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET			
FUNCTION		Мар	Orig	inal	Dup	icote	Tra	cing	200 Sheet		
	date	Ьу	date	by	date	Ьу	date	Бу	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:					d Pla	_	or desc	riptio			
Previous case:		N	/Aap#		-	-			No		

 ∞

JUL 22 1600

FILING ORDER RECEIVED

Location of Property 7824 Chelsea Street

Description for Variance

Beginning on the North Side of Manle Avenue (unimproved) 1/5.23 ft. Northwest of Chelsea Street and known as Lot No. 9 as shown on the Plat of the Old Orchard which Plat is recorded among the land records of Paltimore County in Liber 10 Folio 122 also known as 7824 Chelsea

SURVEYOR'S DESCRIPTION

Baltimore County, Maryland 21204

Street.

80-176-4

PETITION FOR VARIANCE ZONING: Petition for Variance for rear yard setback
LOCATION: North side of Maple
Avenue, 145.33 feet Northwest of
Chelsea Street
DATE & TIME: Tuesday, March 4,
1980 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland Chesapeske Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 25 feet in lieu of the required 40 feet

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 — Development Standards for Small Lots or Tracts All that parcel of land in the Ninth District of Baltimore County Beginning on the North Side of Maple Avenue (unimproved) 145.33 ft. Northwest of Chelsea Street and known as Lot No. 9 as shown on the Plat of the Old Orchard which Plat is recorded among the land records of Baltimore County in Liber 10 Folio 123 also known as 7824 Chelsea Street.

Being the property of Albert Hutzler, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tiesday, March 4, 1990 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order Of WILLIJAM E. HAMMOND, Zoning Commissioner of Baltimore County
Feb 14

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once the each of one time aggressive weeks before the lith day of March , 1980, the Fifst publication appearing on the lith day of February

THE JEFFERSONIAN,

Cost of Advertisement \$_____

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE

ZONING: Petition for Variance for rear yard setback
LOCATION: North side of Maple Avenue, 16.33 feet Northwest of Cheisea Street
DATE & TIME: Tuesday, March 4, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

ment
Hearing Date: Tuesday, March 4,
1980 at 9:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Each 14.

TOWSON, MD., February 11, 1980 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xoncexinc with of one time ____successive weeks before the ___hth____ day of March, 193., the first publication appearing on the_11th----day of---February------

O THE JEFFERSONIAN Manager. Cost of Advertisement, \$______

VARIANCE Zoning: Petition for Variance for rear yard setback Location: North side of Maple avenue, 145.33 feet Northwest of Chelsea street.
Date & Time: Tuesday, March 4, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to

permit a rear yard setback of 25 feet in lieu of the required 40 The Zoning Regulation to be excepted as follows: Section 1B02.3.C.1 Development Standards for Small Lots or Tracts

PETITION FOR

Ninth District of Baltimore
County
Beginning on the North side
of Maple avenue (unimproved)
145.33 ft. Northwest of Chelsea street and known as lot no. 9 as among the land records of Baltimore County in Liber 10 Folio 123 also known as 7824

All that parcel of land

Chelsea street.

Being the property of Albert
Hutzler, et ux, as shown on plat
plan filed with the zoning department.
Hearing Date:
TUESDAY, MARCH 4, 1980
AT 9:30 A.M. AT 9:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

This is to Certify, That the annexed

was inserted in THE ÆGIS, a newspaper printed and published in Harford County, once in each





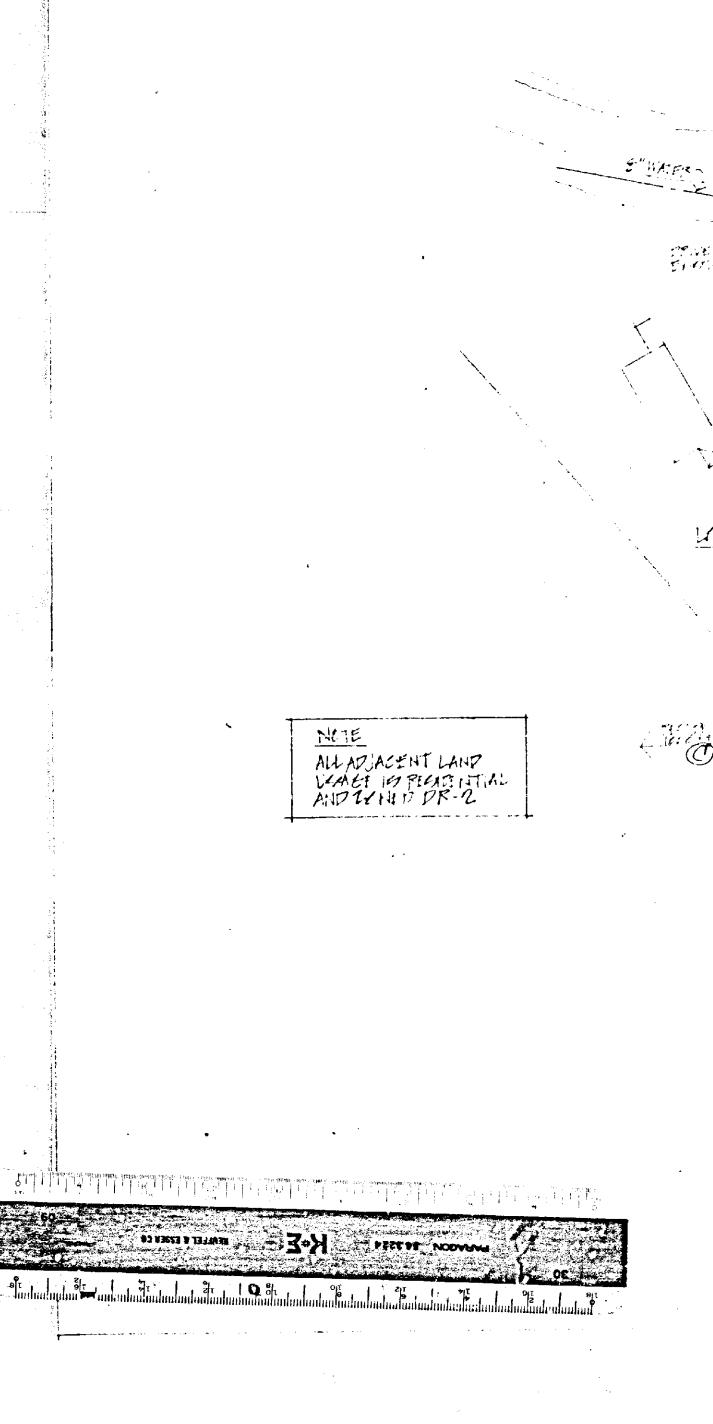


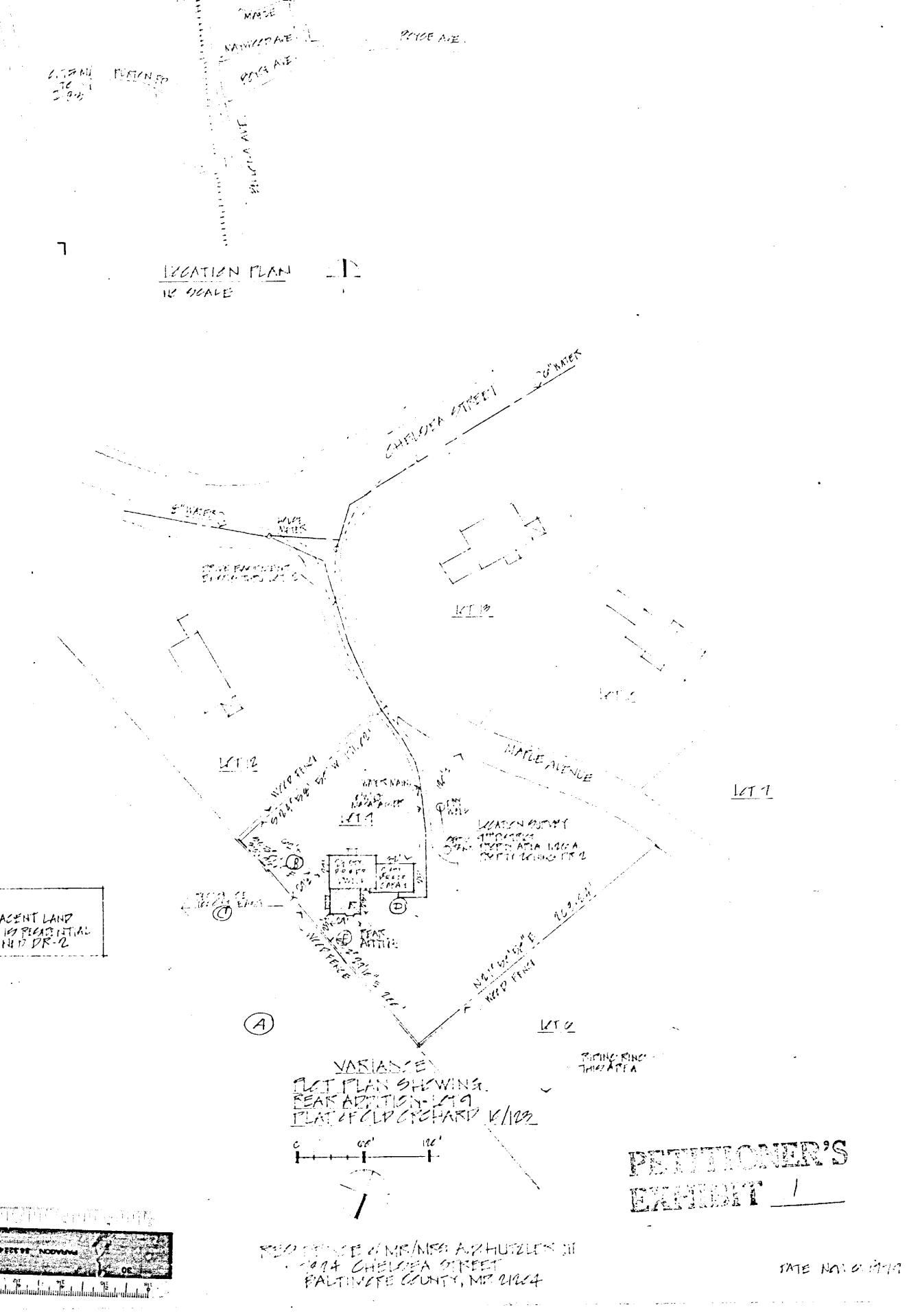












Same Stranger

LOCATION PLAN NC SICALE 6111 11/12 VATES MAIN WATERIOT 10T-7 LICATION PUTVOSS

DIANA INVENTARIA INGA.

INVENTARIA INGA. NUTE ALL ADJACENT LAND VEALT IN PERIODITIAL AND TEHED DR-2 11/27/19 MH Lipti 1110 PHOTOC RING. PLOT PLAN SHOWING.

FEAR APPITION-LOID.

PLAT AT CLE CHOCKER V/129 MEDITEN EN MENMER ARHUTZLEM III MAA CHELDEN DIMETT PALITIMATE CAUNTY, MIR 2124 TATE NOV. 0 17-19 ZON TESSESS NOONAND

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Howard & Miriam Getlan ... egal owner_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (211.3.) to permit -----

side yard setback of 5' in lieu of the required 8' and a sum of side yard s. backs

of 17' in lieu of the required 20'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical Difficulty

A plan to enlarge the existing kitchen weed be greatly hindered if the existing setback could not be encroached upon.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balistore County adopted pursuant to the Zoning Law For Baltimore County.

Address 6802 Welling 1 (+ 484-2342 Protestant's Attorne; Petitioner's Attorney RDERED By The Zoning Commissioner of Baltimore County, this_____16th_____day

of January 197 80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March 19780, at 9:45 o'clock

RECEIVED

RE: PETITION FOR VARIANCES NW/S of Welwood Ct., 70°

: BEFORE THE ZONING COMMISSIONER

NE of Laurelwood Ct., 3rd District OF BALTIMCRE COUNTY

HOWARD GETLAN, et ux, Petitioners : Case No. 80-171-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

12/11/79

98

80-171-A relwood Ct

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1780, a copy of the aforegoing Order was mailed to Mr. and Mrs. Howard Getlan, 6802 Wellwood Court, Baltimore, Maryland 21209, Petitioners.

> Wan 701 Dessian John W. Hessian, III

ADVISORY COMMITTEE

BALTIMORE COUNTY

ZONING PLANS



PETITION AND SITE PLAN

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1980

111 W. Chesapeake Ave. Towson, Maryland 21204

COUNTY OFFICE BLDG.

Bureau of

Bureau of

Industrial

Development

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Enginecring

Department of

Traffic Engineering

State Roads Commission

Mr. & Mrs. Howard Getlan Nicholas B. Commodari 6802 Wellwood Court

Baltimore, Maryland 21209 MEMBERS

RE: Item No. 114 Petitioner - Getlan Variance Petition

Dear Mr. & Mrs. Gculan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Zoning Plans Advisory Committee

NLC/sf Enclosures

Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #114 (1979-1980)

Mr. William E. Hammond

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

Howard and Miriam M. Getlan (Property Owner) N/WS Wellwood Ct. 70' N/E Laurelwood Ct. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a side setback of 5' and a sum of the setbacks of 17' in lieu of the required 8' and 20', respectively. Acres: 0.23 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

January 16, 1980

Baltimore County highway and utility improvements are not directly involved.

There is also a 5-foot utility easement along the N. 680 37' 55" E. 17.97' line of this Lot 3 of Section II Wellwood, recorded G.L.B. 23, Folio 51.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 114 (1979-1980).

Very truly yours,

Chief, Bureau of Engineering

END: EAM: FWR: ss cc: J. Wimbley O-SW Key Sheet 30 NW 15 Pos. Sheet NW 8 D Topo - 78 Tax Map

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

February 15, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Property Owner: Howard and Miriam M. Getlan

Dear Mr. Hammond:

District: 3rd

Comments on Item #114, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

Location NW/S Wellwood Court 70' NE Laurelwood Court Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a side setback of 5' and a sum of the setbacks of 17' in lieu of the required 8' and 20' respectively Acres: 0.23

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Planner III

Project and Development Planning

Mr. & Mrs. Howard Getlan 6802 Wellwood Court Baltimore, Maryland 21209

Petitioner's Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th

WILLIAM E. HAMMOND

Zoning Commissioner Petitioner Getlan

> _Reviewed by: ficholos B. Commodari Chairman, Zoning Plans Advisory Committee

battimore county department of traffic engineering TOWSON, MARYLAND 21204 STEPHEN E. COLLINS DIRECTOR

February 12, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: Numbers 110, 112, 114, 115, and 116.

Very truly yours,

Engineering Associate II

MSF/mjm

Fursuant to the advertisement, posting of property. and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare

The second of th

side yard setback of five feet in lieu of the required eight feet and a sum of the side yard setbacks of seventeen feet in lieu of the required twenty feet, for the expressed purpose of constructing an addition to the existing dwelling so as to increze the size of the kitchen, in accordance with the site plan dated November 💥 1979, should be and the same is GRANTED, from and after the date of this preder, subject to the approval of said site plan by the Department of Public Work and the Office of Planning and Zoning.

RE

ORDER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

day of _____, 19___, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County

The property located at 6802 Wellwood Court and located on the northwest corner of Wellwood Court approximately 70 feet from the northside of Laurelwood Avenue and known as Lot #3 as shown on Plat of Wellwood (GLB 23) Folio 51)

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 24, 1980

Mr. William E. Haumond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #114, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

Moward & Miriam M. Getlan NW/S Wellwood Ct. 70' NE Laurelwood Ct. Property Owner: Location:

Existing Zoning: Variance to permit a side setback of 5' Proposed Zoning: and a sum of the setbacks of 17' in lieu of the required 8' and 20' respectively.

Acres: District:

Mr. W. E. Hammond

Zoning Commissioner

John D. Seyffert, Director Office of Planning and Zoning

Petition No. 80-171-A Item 114

Petition for Variance for side yard setbacks

Petitioner- Howard Getlan, et ux

Third District

JDS:JGH:ab

0.23

Metropolitan water and sewer exist; therefore, the proposed addition should not pose any health hazards.

BALLIMORE COUNTY, MARY IND

INTER-OFFICE CORRESPONDENCE

Northwest side of Welwood Court, 70 feet Northeast of Laurelwood Court

Very truly yours, Johns Ian J. Førrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

February 14, 1980

IJF/fth&

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MAR LAND 21204
825-7310

PAUL H. REINCKE CHIEF

January 23, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoring Plans Advisory Committee

Re: Property Owner: Howard and Miriam M. Getlan

NW/S Wellwood Court. 70' NE Laurelwood Court.

Location: Item No:

Zoning Agenda: Meeting of 12/11/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

to be corrected or incorporated into the final plans for the property.

() 3. The vehicle dead end condition shown at ____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

Fire Prevention Bureau

30-171-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3.350	Date of Posting FFB. 17, 1989
Posted for: PETITION FOR VAI	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
Petitioner: HOMBRU GOTLAN C Location of property: NW/S Welwood	CT. TO NE OF LAURERWOOD COURT
Location of Signs: FRONT 6802- Well	lwcot Court
Remarks:	Date of return: Fe3. 28,1980
Posted by Signature	Date of return: 193: 25,1950

1-51610

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this	day of _	Morangher.	197
Filing Fee \$ 15.00	Received:	Check	
		Cash	
	7	Other	
	/ 1		
		7	

Petitioner's Attorney *This is not to be interpreted as acceptance of the Petition for assignment of a March 17, 1980

Mr. & Mrs. Howard I. Getlan 6802 Wellwood Court Baltimore, Maryland 21209

Dear Mr. & Mrs. Getlan:

RE: Petition for Variances NW/S of Wellwood Court, 70' NE of Laurelwood Court - 3rd Election District Howard I. Getlan, et ux -Petitioners NO. 80-171-A (Item No. 114)

المعافلين أنفي والمحادث

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND

Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

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PETITION	M	APP	NG	PRO	OGRE	SS	SHE	ET			
FUNCTION	Wal	I Мар	Original		Dup	Duplicate		Tracing		200 Sheet	
TONCTION	date	Ьу	date	by	date	by	date	Ьу	date	Ьу	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA		İ	- 7								
Reviewed by:	·				ed Pla e in ou		or des	cripti	on	Yes	
Previous case:			1	Map#	·		_			.No	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE METCH 1980 ACCOUNT 01-662	FECEIVED HOVER I Getlan FOR TORE NO. 80-171-A	29878104 5 45,6 CMM. VALIDATION OR SIGNATURE OF CASHIER	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, FTVENUE DIVISION MISCELLANEOUS C. 1 RECEIPT DATE FORTUREY 6, 1980 ACCOUNT 01-662	AMOUNT \$25.00	FOR Filling Fee for Case No. 80-171-A	VALIDATION OR SIGNATURE OF CASHIER
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of the community; and, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County. th. day of ___March___, 1980, that the herein Petition for Variances to a remit a

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ permit

VARIANCE DESCRIPTION

HEARING: Tuesday, March 4, 1980 (9:45A.M.)

John D. Seyffart, Director Office of Planning and Zoning

There are no comprehensive planning factors requiring comment on this petition.

JUL 22 1 950

COURT THE CIRCUIT

Q LICATION PUBL OF CERTIFICATE

PETITION FOR MARIANCE
3rd District
7ONING: Petition for Variance
for side yard settents
1000 Stockholment and a

Battimora County, with hold a public hearing:
Petition for Variance to pemilt a side yard setback of 5 feet in flew of the side yard setbacks of 17 feet in flew of the side yard setbacks of 17 feet in flew of the required 20 feet.
The Zoning Regulation to be excepted as follows:
Section 1802 3.8 (211.3) - side yard setbacks
All that parcel of land in the Third District of Baltimore County. The property located at 8802 Wellwood Court and located on the northwest corner of Wellwood Court approximately 70 feet from the northside of Laurehwood Avenue and located on the northside of Laurehwood Avenue and located to 5 feet from the and located on the northside of Laurehwood Avenue and located to 5 feet from the and located on the northside of Laurehwood Avenue and located to 5 feet from the set from

Office of 10750 Little Patuxent Pkwy Columbia, MD 21044

February 14 19 So

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:

Catonsville Times □ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,

2/14/80

COLUMBIA PUBLISHING CORP. By Faliani Kyta

		CERTIFICATE OF PUBLICATION
	PETITION FOR VARIANCE 3rd DISTRICT	
	ZONING: Petition for Variance for side yard setbacks	
	LOCATION: Northwest side of Wel- wood Court, 70 feet Northeast of Laurelwood Court	TOWSON, MD., February 14 19-8
	DATE & TIME: Tuesday, March 4, 1980 at 9:45 A.M. PUBLIC HEARING: Room 106	THIS IS TO CERTIFY, that the annexed advertisement wa
ĺ	County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland	published in THE JEFFERSONIAN, a weekly newspaper printe
П		-

Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a slide yard setback of 5 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 17 feet in lieu of the required 20 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3.B (211.3)—side yard setbacks

All that parcel of land in the Third District of Baltimore County The property located at 6802 Wellwood Court and located on the northwest corner of Wellwood Court approximately 70 feet from the

northwest corner of Wellwood Court approximately 70 feet from the northside of Laurelwood Avenue and known as Lot #3 as shown on Plat of Wellwood (GL. 23 Folio 51). Being the property of Howard Getlan, et ux, as shown on plat plan filled with the Zoning Department Hearing Date: Tuesday, March 4, 1990 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland By Order Of William E. Hammond, ... Zoning Commissioner of Baltime e County Feb 14.

TOWSON, MD., February 14 , 19.80 THIS IS TO CERTIFY, that the annexed advertisement was

Will the state of
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., paraconceach
of one timeth
day of Harch, 1920, the thrst publication
appearing on the lith day of lithrusky
1931
1. Leaner of Manager.
Cost of Advertisement, \$

